

027.0

0004

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,071,300 / 1,071,300

APPRAISED:

1,071,300 / 1,071,300

USE VALUE:

1,071,300 / 1,071,300

ASSESSED:

1,071,300 / 1,071,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
42-42B		CLEVELAND ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CAPOBIANCO S &amp; SOARES D/TRS

Owner 2: ANTONIO &amp; LAURA SOARES IRR TRU

Owner 3:

Street 1: 10 ARICIA LANE

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry Own Occ: N

Postal: 01890 Type:

## PREVIOUS OWNER

Owner 1: SOARES ANTONIO F &amp; LAURA -

Owner 2: -

Street 1: PO BOX 1254

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3265 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5197		Sq. Ft.	Site		0	80.	1.11	1									460,729						460,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5197.000		610,600				460,700		1,071,300						18938	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																	07/06/17					



## USER DEFINED

Prior Id # 1: 18938

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		027.0-0004-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	610,600	0	5,197.	460,700	1,071,300		Year end	12/23/2021	
2021	104	FV	583,100	0	5,197.	460,700	1,043,800		Year End Roll	12/10/2020	
2020	104	FV	583,100	0	5,197.	460,700	1,043,800	1,043,800	Year End Roll	12/18/2019	
2019	104	FV	440,200	0	5,197.	489,500	929,700	929,700	Year End Roll	1/3/2019	
2018	104	FV	440,200	0	5,197.	357,100	797,300	797,300	Year End Roll	12/20/2017	
2017	104	FV	400,200	0	5,197.	311,000	711,200	711,200	Year End Roll	1/3/2017	
2016	104	FV	400,200	0	5,197.	264,900	665,100	665,100	Year End	1/4/2016	
2015	104	FV	362,700	0	5,197.	259,200	621,900	621,900	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOARES ANTONIO	54261-96		2/5/2010	Convenience		1	No	No	
	14043-169		8/1/1980		115,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2008	406	Add Bath	35,000			G9	GR FY09	on 2nd floor - int
11/8/2007	1035	Manual	5,000					re-build basement
5/17/2006	388	Manual	7,200					re-build fr stairs

## ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
12/15/2005	MLS	HC	Helen Chinal
12/23/2004	External Ins	BR	B Rossignol
5/16/2000	Inspected	276	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

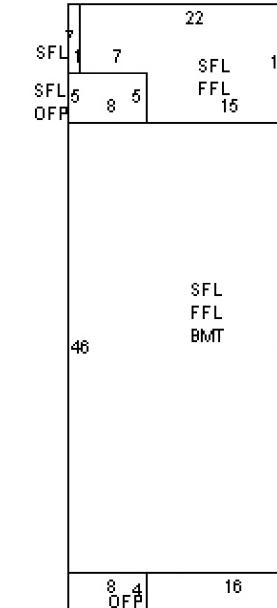
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRs: 4	Baths: 2 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1974
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.03702545
Const Adj.:	0.99989998
Adj \$ / SQ:	186.646
Other Features:	137000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731207
Depreciation:	120649
Depreciated Total:	610558

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	186.65	
Special Features:	0	Val/Su Net:	157.01	
Final Total:	610600	Val/Su SzAd:	225.06	

**MOBILE HOME**

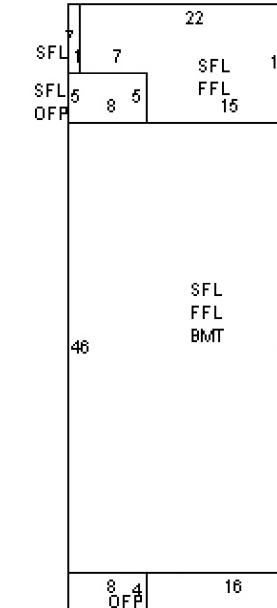
Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	104						

**PARCEL ID** 027.0-0004-0020.0**SKETCH**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRs: 4	Baths: 2 HB

**IMAGE****AssessPro Patriot Properties, Inc**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,380	186.650	257,571
FFL	First Floor	1,333	186.650	248,799
BMT	Basement	1,104	76.990	84,999
OPF	Open Porch	72	39.410	2,838

Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	100	FLA	50		

Net Sketched Area: 3,889 Total: 594,207

Size Ad 2713 Gross Area 3889 FinArea 3265